

**PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of March 14, 2007**

RE: I.D. # 05643: Zoning Map Amendment I.D. 3244 To Rezone 3200 Monroe Street from R2 (Single-Family Residence District) to PUD-GDP

1. Requested Actions: Approval of a request to rezone 3200 Monroe Street from R2 (Single-Family Residence District) to Planned Unit Development, General Development Plan (PUD-GDP) to allow expansion of an existing school building.
2. Applicable Regulations: Section 28.07 (6) of the Zoning Ordinance provides the requirements and framework for Planned Unit Developments; Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Timothy M. Parks, Planner.

GENERAL INFORMATION

1. Applicant: Joyce Perkins, Director, Wingra School; 3200 Monroe Street; Madison.
Agent: Mark Engram, BWZ Architects; 2211 Parmenter Street; Middleton.
Property owner: City of Madison.
2. Development Schedule: The applicants wish to commence construction in spring 2008, with completion scheduled for fall 2009.
3. Location: A block of approximately 2.9 acres generally bounded by Gilmore, Monroe and Cross streets and Western Avenue, Aldermanic District 10; Madison Metropolitan School District.
4. Existing Conditions: The site is developed with the former Dudgeon School near the center of the block, with a City-owned playground north of the school adjacent to Cross Street and a City-owned greenspace between the south wall of the school and Monroe Street.
5. Proposed Land Use: The applicants will be purchasing the portion of the subject block containing the existing school as well as a portion of the open space to its north to allow renovation of the existing building and construction of a 13,000 square-foot addition off the current north wall. Various improvements to the City-owned greenspaces to the north and south of the school will be done in concert with the Board of Park Commissioners and Parks Division staff.

6. **Surrounding Land Use and Zoning:** The block is generally surrounded to the north, east and west by single-family residences in R2 (Single-Family Residence District). Glenwood Moravian Church is located immediately east of the school building across Gilmore Street. The University of Wisconsin Arboretum borders the subject block to the southeast across Monroe Street.
7. **Adopted Land Use Plan:** The Comprehensive Plan identifies this block for “special institutional” land uses principally representing the primary use of the site as a school. The draft Monroe Street Commercial District Plan will also recommend the site for institutional uses and as a possible candidate for local landmark when it is adopted this spring.
8. **Environmental Corridor Status:** The property is not located within a mapped environmental corridor but is identified on corridor mapping as public land.
9. **Public Utilities & Services:** The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the Planned Unit Development District standards.

PLAN REVIEW

The primary applicant, Wingra School, and the City of Madison are requesting approval of a planned unit development zoning designation for the block bounded by Monroe Street, Western Avenue, Gilmore Street and Cross Street, which is currently zoned R2 (Single-Family Residence District). Wingra School, a private kindergarten through eighth grade school, has entered into an agreement with the City to purchase the 30,000 square-foot former Dudgeon School and surrounding land immediately to the north and south of the building. Wingra intends to renovate the existing structure as well as construct an 8,000 to 15,000 square-foot addition off its north wall. The building is also currently home to New Morning Nursery School and is used as a City polling place and for various community events. It is anticipated that the nursery school, polling place and most of the community activities historically associated with the building will remain following completion of the expansion and renovation, which is anticipated for the fall of 2009.

The school sits approximately in the middle of the subject block, facing southeasterly towards Monroe Street and Lake Wingra. The school building is bordered to the northwest by a City playground adjacent to Cross Street and to the southeast by City-operated Dudgeon School Park, which consists mainly of a grassy slope extending from the southerly wall of the school down to a brick and wrought iron fence and a handful of mature shade trees adjacent to Monroe Street. In

general, the block is characterized by a considerable slope from Cross Street southeasterly to Monroe Street.

Wingra School has operated in the Dudgeon School building since 1972 under leases from the Madison Metropolitan School District and later the City, who acquired the block from the school district in early 1980. Although the block was placed under the authority of the Parks Division and the surrounding playground and Dudgeon School Park have operated as public parks since the purchase, the land was never officially declared as public parkland. In March 2005, the City declared the school building as surplus land and declared its intentions to sell the building to the Dudgeon Center for Community Programs, an umbrella group that includes Wingra School. The current purchase agreement regarding the building will be between the City and the school itself, though, as indicated earlier, it is anticipated that the other community uses of the building will continue. In order to facilitate the sale of the property, the City will execute a Certified Survey Map creating a lot for the existing school building, northerly expansion and fire lane while creating two outlots for the playground and Dudgeon School Park, which will officially be dedicated by the City as public parkland on the face of the Certified Survey Map.

At this time, Wingra School and the City are requesting approval of a general development plan to guide the future development activities on the subject block. It was felt by City staff that the use of PUD zoning was the most appropriate, site-specific solution to guide development activity on the block, as well as the best method to address existing zoning nonconformities that exist with the current school building. The general development plan will establish the framework for the future school expansion and renovation, though final details of the school's plans will not be available until the specific implementation plan is submitted on a subsequent application.

The school was originally built as a one-story building in 1927 and expanded to the current two-story iteration a few years later. The proposed school addition will stand two stories tall and will extend approximately 50 feet northwest from the current two-story tall solid brick north wall. Though final floorplans for the expansion have not been finalized at this time, the school anticipates that their primary entrance will be located along the north wall of the addition facing the playground. The school architects envision the new entrance will be located at a half-level equal to the grade of the playground. Walkways from Western Avenue, Gilmore Street and the playground will serve the new entrance. Other entrances to the existing building will be retained as egress doors. An accessory boiler room located off the northwestern corner of the building will be removed as part of the addition.

Architectural details of the proposed addition are preliminary at this time, though the project architects indicate a desire to closely mirror the architectural style and materials of the original school with the addition. Kitty Rankin, the City's Preservation Planner, has reviewed the preliminary drawings of the addition and feels that the placement and size of the addition are

appropriate, though she notes that the plans were imprecise enough to fully comment until the specific implementation plan is submitted. She did ask that the upper facing of stucco panels be entirely composed of brick when the SIP was submitted.

Currently, an access lane extends across the northern wall of the original school between Western and Gilmore and includes a limited number of off-street parking spaces. This lane will be lost as part of the school addition and is proposed to be replaced by a fire lane consisting of pervious pavers that will extend between the north wall of the addition and the southern edge of the playground. The use of these pavers has been identified as a concern by the Fire Department, which is still reviewing the efficacy of their use in the City. Parking for the school redevelopment will otherwise be limited to four stalls to be located in a new one-way loop driveway off Gilmore Street. A 10 X 35-foot loading stall will also be located within this loop drive. Student loading and unloading has historically been conducted along Western Avenue and Gilmore Street and it is anticipated to continue in this fashion following the school renovation and addition. At present, there is no parking permitted on the school side of both streets, though that is subject to change based on need following the approval of the Traffic Engineering Division. The applicant has had discussions with the Glenwood Moravian Church located across Gilmore Street about the potential use of their parking lot for school activities, though specific details about such a parking arrangement have not been provided to staff.

The remainder of the planned unit development will consist of improvements to the Cross Street playground and Dudgeon School Park, which will be coordinated between the school and the City. These improvements, which may include the addition of sport and recreational equipment, additional landscaping and seating areas on the playground and the possible construction of an athletic field on the southern sloped lawn, will be subject to the approval of the Superintendent of Parks and/ or the Board of Parks Commissioners separate from the approval of the school improvements. Under an agreement between the City and Wingra, the school will install many of the future improvements and will have access to them during school hours and events, with the park spaces being available to the public at other times. The school has expressed an interest in working with the Dudgeon-Monroe neighborhood on future planning for the park spaces.

The Urban Design Commission reviewed the general development plan on February 21, 2007 and recommended final approval (see attached report).

ANALYSIS AND CONCLUSION

The proposed planned unit development for the subject block will begin the implementation of an ambitious redevelopment of an iconic school building that is largely viewed as an asset in the Dudgeon-Monroe neighborhood. The project will also include improvements to the public park

spaces that border the school to the northwest and southeast, which will continue to be a resource for the neighborhood.

The Comprehensive Plan identifies the subject block for “special institutional” uses reflective of the site’s history as first a public and later a private school surrounded by public open space, which the proposed school redevelopment project and future project(s) to improve the adjoining park and playground are consistent with. The proposed redevelopment is also consistent with the recommendations of the draft Monroe Street Commercial District Plan, which is in the final stages of development preceding a formal public review process this spring. The plan will serve as a guide for development activities along Monroe Street from Odana Road to Regent Street, including the subject site. The draft plan recommends the southern portion of the block (from the school building to Monroe Street) for institutional uses and encourages the preservation of the facility “as a location for non-profits with a mission to serve children” as one of its goals, while also encouraging the use of the building for neighborhood activities and as a polling place. The draft plan also identifies the school building as a candidate for local landmark status. The Planning Division generally believes that the goals identified for the site in the draft Monroe Street Commercial District Plan will be met by the proposed planned unit development.

Staff believes that the standards for a planned unit development can be met for the subject block and that the use of planned unit development zoning is appropriate, as it will provide the utmost in zoning flexibility to implement the proposed renovation and expansion of the former Dudgeon School and improvements to adjoining park lands. Staff and the neighborhood also felt that PUD zoning would better a more effective control over the long-term use of the school site than conventional zoning.

RECOMMENDATION

The Planning Unit recommends that the Plan Commission forward Zoning Map Amendment 3244, rezoning 3200 Monroe Street from R2 (Single-Family Residence District) to PUD-GDP, to the Common Council with a recommendation of **approval**, subject to input at the public hearing and the following conditions:

1. Comments from reviewing agencies.
2. That the zoning text for the planned unit development be amended as follows:
 - a.) that the “Permitted Uses” section be revised as follows:
 - Educational and recreational uses as follows:
 1. Nursery schools or day care centers.
 2. Elementary and secondary schools.
 3. Other educational facilities.
 4. Nonprofit recreational buildings and community centers.

- Parks and playgrounds owned and operated by the City of Madison.
 - Additional uses, including but not limited to the following, are allowed when approved as an alteration to the PUD by the Director of Planning and Community and Economic Development:
 1. Music, dance, gymnastics, physical education, bodybuilding, and physical fitness schools.
 - Accessory uses to the uses listed above.
- b.) that a note be included in the zoning text indicating that any future improvements to the playground adjacent to Cross Street or to Dudgeon School Park will be subject to the approval of the Superintendent of Parks and/ or the Board of Parks Commissioners;
- c.) that the "Family Definition" section be revised to indicate that a family definition does not apply to this project.
3. That recording of this planned unit development not occur until the Certified Survey Map of this block has been recorded by the City of Madison.

AGENDA # 4

City of Madison, Wisconsin

REPORT OF: URBAN DESIGN COMMISSION

PRESENTED: February 21, 2007

TITLE: 3200 Monroe Street – PUD-GDP, School Building Addition. 10th Ald. Dist. (05441)

REFERRED:

REREFERRED:

REPORTED BACK:

AUTHOR: Alan J. Martin, Secretary

ADOPTED:

POF:

DATED: February 21, 2007

ID NUMBER:

Members present were: Paul Wagner, Lisa Geer, Robert March, Bruce Woods, Todd Barnett, Ald. Noel Radomski and Michael Barrett.

SUMMARY:

At its meeting of February 21, 2007, the Urban Design Commission **GRANTED FINAL APPROVAL** of a PUD-GDP for a school building addition located at 3200 Monroe Street. Appearing on behalf of the project were Mark Engman and Bob Shipley. Prior to the presentation, staff noted to the Commission that this project was the subject of an informational presentation at its meeting of January 24, 2007 as a PUD(GDP-SIP). The application under consideration provides for its consideration only as a PUD-GDP for conceptual approval of the addition to Wingra School; to allow for fundraising and more detailed design with future final approvals in 2008. According to the architect, the PUD-GDP is for only the Wingra School portion of the property to be purchased from the City with the remaining adjoining properties to be maintained under City ownership and operated as parklands. Details of the proposed addition and combination with the existing structure, as well as site and landscape details were presented. Following the presentation, the Commission noted its appreciation for the solar array and patio gardens on the roof, utilizing the whole space.

ACTION:

On a motion by Woods, seconded by Barrett, the Urban Design Commission **GRANTED FINAL APPROVAL**. The motion was passed on a vote of (6-0-1) with Geer abstaining.

After the Commission acts on an application, individual Commissioners rate the overall design on a scale of 1 to 10, including any changes required by the Commission. The ratings are for information only. They are not used to decide whether the project should be approved. The scale is 1 = complete failure; 2 = critically bad; 3 = very poor; 4 = poor; 5 = fair; 6 = good; 7 = very good; 8 = excellent; 9 = superior; and 10 = outstanding. The overall ratings for this project are 7, 7, 7, 8.5 and 9.

URBAN DESIGN COMMISSION PROJECT RATING FOR: 3200 Monroe Street

	Site Plan	Architecture	Landscape Plan	Site Amenities, Lighting, Etc.	Signs	Circulation (Pedestrian, Vehicular)	Urban Context	Overall Rating
Member Ratings	8	8	8	10	-	7	9	8.5
	7	-	-	7	-	-	7	7
	-	-	-	-	-	-	-	9
	8	7	8	-	-	6	8	7
	7	7	7	-	-	7	7	7

General Comments:

- Excellent use of an existing structure – use of roof another positive feature.
- Great.
- What a great project! Green roofs, solar array, upgraded beautiful old building – what more could we ask for?!
- Very nice addition to the school with excellent use of the roof for solar collectors and gardens.



Department of Public Works
City Engineering Division

608 266 4751

Larry D. Nelson, P.E.
City Engineer

City-County Building, Room 115
210 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 53703
608 264 9275 FAX
608 267 8677 TDD

Deputy City Engineer
Robert F. Phillips, P.E.

Principal Engineers
Michael R. Dailey, P.E.
Christina M. Bachmann, P.E.
John S. Fahrney, P.E.
David L. Benzschawel, P.E.
Gregory T. Fries, P.E.

Operations Supervisor
Kathleen M. Cryan

Hydrogeologist
Joseph L. DeMorett, P.G.

GIS Manager
David A. Davis, R.L.S.

DATE: February 26, 2007
TO: Plan Commission
FROM: Larry D. Nelson, P.E., City Engineer
SUBJECT: 3200 Monroe Street Rezoning

The City Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Storm water detention required only if adding 20,000 SF of impervious surfaces.
2. Revise plans to coordinate with final ownership plans related to Certified Survey Map application which is subdividing this block.
3. A new address of 718 Gilmore Street is assigned to the existing Wingra School site identified as Lot 2 of proposed Certified Survey Map.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

Engineering Division Review of Planned Community Developments, Planned Unit Developments and Conditional Use Applications.

Name: 3200 Monroe Street Rezoning

General

- 1.1 The construction of this building will require removal and replacement of sidewalk, curb and gutter and possibly other parts of the City's infrastructure. The applicant shall enter into a City / Developer agreement for the improvements required for this development. The applicant shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The applicant shall meet with the City Engineer to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. The developer shall sign the Developer's Acknowledgement prior to the City Engineer signing off on this project.
- 1.2 The site plan shall identify lot and block numbers of recorded Certified Survey Map or Plat.
- 1.3 The site plan shall include all lot/ownership lines, existing building locations, proposed building additions, demolitions, parking stalls, driveways, sidewalks (public and/or private), existing and proposed signage, existing and proposed utility locations and landscaping.
- 1.4 The site plan shall identify the difference between existing and proposed impervious areas.
- 1.5 The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's

and Engineering Division records.

- 1.6 The site plan shall include a full and complete legal description of the site or property being subjected to this application.

Right of Way / Easements

- 2.1 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.2 The Applicant shall Dedicate a _____ foot wide strip of Right of Way along _____.
- 2.3 The Applicant shall Dedicate a Permanent Limited Easement for grading and sloping _____ feet wide along _____.
- 2.4 The City Engineer has reviewed the need for pedestrian and bicycle connections through the development and finds that no connections are required.
- 2.5 The Applicant shall Dedicate a Permanent Limited Easement for a pedestrian / bicycle easement _____ feet wide from _____ to _____.
- 2.6 The Developer shall provide a private easement for public pedestrian and bicycle use through the property running from _____ to _____.
- 2.7 The developer shall be responsible for the ongoing construction and maintenance of a path within the easement. The maintenance responsibilities shall include, but not be limited to, paving, repaving, repairing, marking and plowing. The developer shall work with the City of Madison Real Estate Staff to administer this easement. Applicable fees shall apply.

Streets and Sidewalks

- 3.1 The Applicant shall execute a waiver of notice and hearing on the assessments for the improvement of [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.2 **Value of sidewalk installation over \$5000.** The Applicant shall Construct Sidewalk to a plan approved by the City Engineer along _____.
- 3.3 **Value of sidewalk installation under \$5000.** The Applicant shall install public sidewalk along _____. The Applicant shall obtain a Street Excavation Permit for the sidewalk work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees. All work must be completed within six months or the succeeding June 1, whichever is later.
- 3.4 The Applicant shall execute a waiver of their right to notice and hearings on the assessments for the installation of sidewalk along [roadway] _____ in accordance with Section 66.0703(7)(b) Wisconsin Statutes and Section 4.09 of the MGO.
- 3.5 The Applicant shall grade the property line along _____ to a grade established by the City Engineer. The grading shall be suitable to allow the installation of sidewalk in the future without the need to grade beyond the property line. The Applicant shall obtain a Street Excavation permit prior to the City Engineer signing off on this development.
- 3.6 The Applicant shall close all abandoned driveways by replacing the curb in front of the driveways and restoring the terrace with grass.
- 3.7 **Value of the restoration work less than \$5,000. When computing the value, do not include a cost for driveways. Do not include the restoration required to facilitate a utility lateral installation.** The Applicant's project requires the minor restoration of the street and sidewalk. The Applicant shall obtain a Street Excavation Permit for the street restoration work, which is available from the City Engineering Division. The applicant shall pay all fees associated with the permit including inspection fees.
- 3.8 The Applicant shall make improvements to _____ in order to facilitate ingress and egress to the development. The improvement shall include a (Describe what the work involves or strike this part of the comment.) _____.
- 3.9 The Applicant shall make improvements to _____. The improvements shall consist of _____.
- 3.10 The approval of this Conditional Use does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. The curb location, grades, tree locations, tree species, lighting modifications and other items required to facilitate the development or restore the right of way shall be reviewed by the City Engineer, City Traffic Engineer, and City Forester.
- 3.11 The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City

Engineer shall approve the grade of the entrances prior to signing off on this development.

- 3.12 The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction.
- 3.13 The Applicant shall obtain a privilege in streets agreement for any encroachments inside the public right of way. The approval of this development does not constitute or guarantee approval of the encroachments.
- 3.14 The Applicant shall provide the City Engineer with the proposed soil retention system to accommodate the restoration. The soil retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system.
- 3.15 The Applicant shall complete work on exposed aggregate sidewalk in accordance with specifications provided by the city. The stone used for the exposed aggregate shall be approved by the City. The Construction Engineer shall be notified prior to beginning construction. Any work that does not match the adjacent work or which the City Construction Engineer finds is unacceptable shall be removed and replaced.
- 3.16 All work in the public right-of-way shall be performed by a City licensed contractor.
- 3.17 Installation of "Private" street signage in accordance with 10.34 MGO is required.

Storm Water Management

- 4.1 The site plans shall be revised to show the location of all rain gutter down spout discharges.
- 4.2 Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system to the existing public storm sewer.
- 4.3 The plan set shall be revised to show a proposed private internal drainage system on the site. This information shall include the depths and locations of structures and the type of pipe to be used.
- 4.4 The applicant shall show storm water "overflow" paths that will safely route runoff when the storm sewer is at capacity.
- 4.5 The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
- 4.6 The City of Madison is an approved agent of the Department of Commerce. This proposal contains a commercial building and as such, the City of Madison is authorized to review infiltration, stormwater management, and erosion control on behalf of the Department of Commerce. No separate submittal to Commerce or the WDNR is required.
- 4.7 This development includes multiple building permits within a single lot. The City Engineer and/or the Director of the Inspection Unit may require individual control plans and measures for each building.
- 4.8 If the lots within this site plan are inter-dependent upon one another for stormwater runoff conveyance, and/or a private drainage system exists for the entire site an agreement shall be provided for the rights and responsibilities of all lot owners. Said agreement shall be reviewed and placed on file by the City Engineer, referenced on the site plan and recorded at the Dane Co Register of Deeds.
- 4.9 Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to:
 - Detain the 2 & 10-year storm events.
 - Detain the 2, 10, & 100-year storm events.
 - Control 40% TSS (20 micron particle).
 - Control 80% TSS (5 micron particle).
 - Provide infiltration in accordance with NR-151.
 - Provide substantial thermal control.
 - Provide oil & grease control from the first 1/2" of runoff from parking areas.

Stormwater management plans shall be submitted and approved by City Engineering prior to signoff.

- 4.10 The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement.
- 4.11 A portion of this project comes under the jurisdiction of the US Army Corp of Engineers and WDNR for wetland or flood plain issues. A permit for those matters shall be required prior to construction on any of the lots currently within the jurisdictional flood plain.

- 4.12 The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Program Specialist in the Engineering Division (Lori Zenchenko). The digital CAD file shall be to scale and represent final construction. The single CAD file submittal can be either AutoCAD (dwg) Version 2001 or older, MicroStation (dgn) Version J or older, or Universal (dxf) format and contain the following data, each on a separate layer name/level number:
- a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Lot lines
 - g) Lot numbers
 - h) Lot/Plat dimensions
 - i) Street names

NOTE: Email file transmissions preferred lzenchenko@cityofmadison.com . Include the site address in this transmittal.

- 4.13 NR-151 of the Wisconsin Administrative Code will be effective on October 1, 2004. Future phases of this project shall comply with NR 151 in effect when work commences. Specifically, any phases not covered by a Notice of Intent (NOI) received from the WDNR under NR-216 prior to October 1, 2004 shall be responsible for compliance with all requirements of NR-151 Subchapter III. As most of the requirements of NR-151 are currently implemented in Chapter 37 of the Madison General Ordinances, the most significant additional requirement shall be that of infiltration.

NR-151 requires infiltration in accord with the following criteria. For the type of development, the site shall comply with one of the three (3) options provided below:

Residential developments shall infiltrate 90% of the predevelopment infiltration amount, 25% of the runoff from the 2-year post development storm or dedicated a maximum of 1% of the site area to active infiltration practices.

Commercial development shall infiltrate 60% of the predevelopment infiltration amount, 10% of the runoff from the 2-year post development storm or dedicate a maximum of 2% of the site area to active infiltration practices.

- 4.14 The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (Jeff Benedict or Tim Troester). The digital copies shall be to scale, and shall have a scale bar on the plan set.

PDF submittals shall contain the following information:

- a) Building footprints.
- b) Internal walkway areas.
- c) Internal site parking areas.
- d) Lot lines and right-of-way lines.
- e) Street names.
- f) Stormwater Management Facilities.
- g) Detail drawings associated with Stormwater Management Facilities (including if applicable planting plans).

- 4.15 The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:

- a) SLAMM DAT files.
- b) RECARGA files.
- c) TR-55/HYDROCAD/Etc...
- d) Sediment loading calculations

If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided.

- 4.16 The area adjacent to this proposed development has a known flooding risk. All entrances shall be 2-feet above the adjacent sidewalk elevation or 1-foot above the 100-year regional flood elevation (whichever is greater). This includes garage entrances.

Utilities General

- 5.1 The Applicant shall obtain a Street Excavation permit for the installation of utilities required to serve this project. The Applicant shall pay the permit fee, inspection fee and street degradation fee as applicable and shall comply with all the conditions of the permit.
- 5.2 The applicant shall obtain all necessary sewer connection permits and sewer plugging permits prior to any utility work.
- 5.3 All proposed and existing utilities including gas, electric, phone, steam, chilled water, etc shall be shown on the plan.
- 5.4 The applicant's utility contractor shall obtain a connection permit and excavation permit prior to commencing the storm sewer construction.
- 5.5 The site plans shall be revised to show the location of existing utilities, including depth, type, and size in the

adjacent right-of-way.

- 5.6 The developer shall provide information on how the Department of Commerce's requirements regarding treatment of storm water runoff, from parking structures, shall satisfied prior to discharge to the public sewer system. Additionally, information shall be provided on which system (storm or sanitary) the pipe shall be connected to.

Sanitary Sewer

- 6.1 Prior to approval of the conditional use application, the owner shall obtain a permit to plug each existing sanitary sewer lateral that serves a building that is proposed for demolition. For each lateral to be plugged the owner shall deposit \$1,000 with the City Engineer in two separate checks in the following amounts: (1). \$100 non-refundable deposit for the cost of inspection of the plugging by City staff; and (2). \$900 for the cost of City crews to perform the plugging. If the owner elects to complete the plugging of a lateral by private contractor and the plugging is inspected and approved by the City Engineer, the \$900 fee shall be refunded to the owner.
- 6.2 All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to connection to the public sewerage system.
- 6.3 Each unit of a duplex building shall be served by a separate and independent sanitary sewer lateral.
- 6.4 The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size and alignment of the proposed service.



Traffic Engineering and Parking Divisions

David C. Dryer, P.E., City Traffic Engineer and Parking Manager

Suite 100
215 Martin Luther King, Jr. Boulevard
P.O. Box 2986
Madison, Wisconsin 53701-2986
PH 608 266 4761
TTY 866-704-2315
FAX 608 267 1158

March 8, 2007

TO: Plan Commission

FROM: David C. Dryer, P.E., City Traffic Engineer and Parking Manager

SUBJECT: **3200 Monroe Street – Rezoning – R2 to PUD (GDP-SIP) – Expansion of Existing School Building – Wingra School**

The City Traffic Engineering Division has reviewed the subject development and has the following comments.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. None

PEDESTRIAN AND BICYCLE TRANSPORTATION REVIEW COMMENTS

2. Please provide detail drawings of bicycle racks to be used to ensure they comply with City of Madison bicycle rack design specifications.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

3. When the applicant submits final plans for approval, the applicant shall show the following: items in the terrace as existing (e.g., signs and street light poles), type of surfaces, existing property lines, addresses, one contiguous plan (showing all easements, all pavement markings, building placement, and stalls), signage, percent of slope, vehicle routes, dimensions of radii, aisles, driveways, stalls including the two (2) feet overhang, and a scaled drawing at 1" = 20'.
4. All existing driveway approaches on which are to be abandoned shall be removed and replaced with curb and gutter and noted on the plan.
5. All signs at the approaches shall be installed behind the property line. All directional/regulatory signage and pavement markings on the site shall be shown and noted

on the plan.

6. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Please contact John Leach, City Traffic Engineering at 267-8755 if you have questions regarding the above items:

Contact Person: Mark Engman
Fax: 831-5800
Email: mengman@bwzarchitects.com

DCD: DJM: dm



Department of Planning & Development
 Planning/Inspection/Real Estate/Community & Economic Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Unit
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

3000 MONROE STREET
 RZ: ^{R2} PUD (GDP-SIP)
 EXPANSION OF EXISTING SCHOOL BUILDING
 CITY OF MADISON & JOYCE PERKINS - WINGRA SCHOOL/
 MARK ENGLMAN - BWZ ARCHITECTS

11

PLANNING UNIT CONTACT: TIM PARKS

RETURN COMMENTS BY: 08 MARCH 2007

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: _____ Fax: _____

Date Submitted: 24 JANUARY 2007 Plan Commission: 19 MARCH 2007

Date Circulated: 30 JANUARY 2007 Common Council: 27 MARCH 2007

CIRCULATED TO:

- | | | |
|--|---|---|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input type="checkbox"/> ALD. _____ DIST. _____ |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - THURBER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input checked="" type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR - SEIFERT | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - GEBERT | <input type="checkbox"/> BOARD OF EDUCATION C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - PEDERSON | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.

One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.

The above is located in your district. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning & Development Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING UNIT, DEPARTMENT OF PLANNING & DEVELOPMENT

NO COMMENTS / YOUR COMMENTS:
 S.W.

RECEIVED JAN 09 2007

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: March 5, 2007

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 3200 Monroe St, (Gilmore Street and Western Avenue actual street frontage of school).

Present Zoning District: R-2

Proposed Use: Expansion of existing school building (Wingra School) New Morning Nursery school with 30 children is also in the buiding.

Requested Zoning District: PUD(GDP-SIP)

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of **one** accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent.
 - b. Show signage at the head of the stall. Accessible signs shall be a minimum of 60" between the bottom of the sign and the ground.
 - c. Show the accessible path from the stall to the building. The stalls shall be as near the accessible entrance as possible. Show ramps, curbs, or wheel stops where required.
2. Provide a detailed landscape plan. Show species and sizes of landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 15' and 20' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)
3. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .08 watts per square foot.

4. In the Zoning Text, revise the signage to be allowed as per Chapter 31 of the Madison General Ordinances, as compared to the R-2 and as approved by the Urban Design Commission.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	124,800 sq. ft.
Lot width	50'	240'
Usable open space	n/a	n/a
Front yard (Through Lot)	30' each street frontage	1' Western Ave 6' Gilman St
Side yards	39' each side (32' depth penalty)	11.5' and 50'
Building height	2 stories/35'	2 stories

Site Design	Required	Proposed
Number parking stalls	15 (31 employees)	4 *
Accessible stalls	1	(1)
Loading	1 (10' x 35')	provided
Number bike parking stalls	10 minimum.	20 provided
Landscaping	Yes	(2)
Lighting	No	(3)

Other Critical Zoning Items	
Urban Design	Yes
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	None shown
Water front development	No
Adjacent to park	Yes (PUD is a special district)
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.

* Since this project is being rezoned to the **(PUD)** district, and there are no predetermined bulk requirements, we are reviewing it based on the criteria for the **R-2** district, because of the surrounding land uses.



CITY OF MADISON FIRE DEPARTMENT

Fire Prevention Division

325 W. Johnson St., Madison, WI 53703-2295
Phone: 608-266-4484 ♦ FAX: 608-267-1153

DATE: March 14, 2007
TO: Plan Commission
FROM: Edwin J. Ruckriegel, Fire Marshal
SUBJECT: **3200 Monroe St.**

The City of Madison Fire Department (MFD) has reviewed the subject development and has the following comments:

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. An approved informal variance has been agreed to between the Fire Marshal and building representatives. If any change to this agreement occurs, a new review will be required.

GENERAL OR STANDARD REVIEW COMMENTS

In addition, we offer the following General or Standard Review Comments:

2. No comments.

Please contact Scott Strassburg, Fire Code Enforcement Officer at 608-261-9843 if you have questions regarding the above items.